

G. Roland Vela Soccer Complex

City Council Work Session – May 1, 2018



G. Roland Vela Soccer Complex

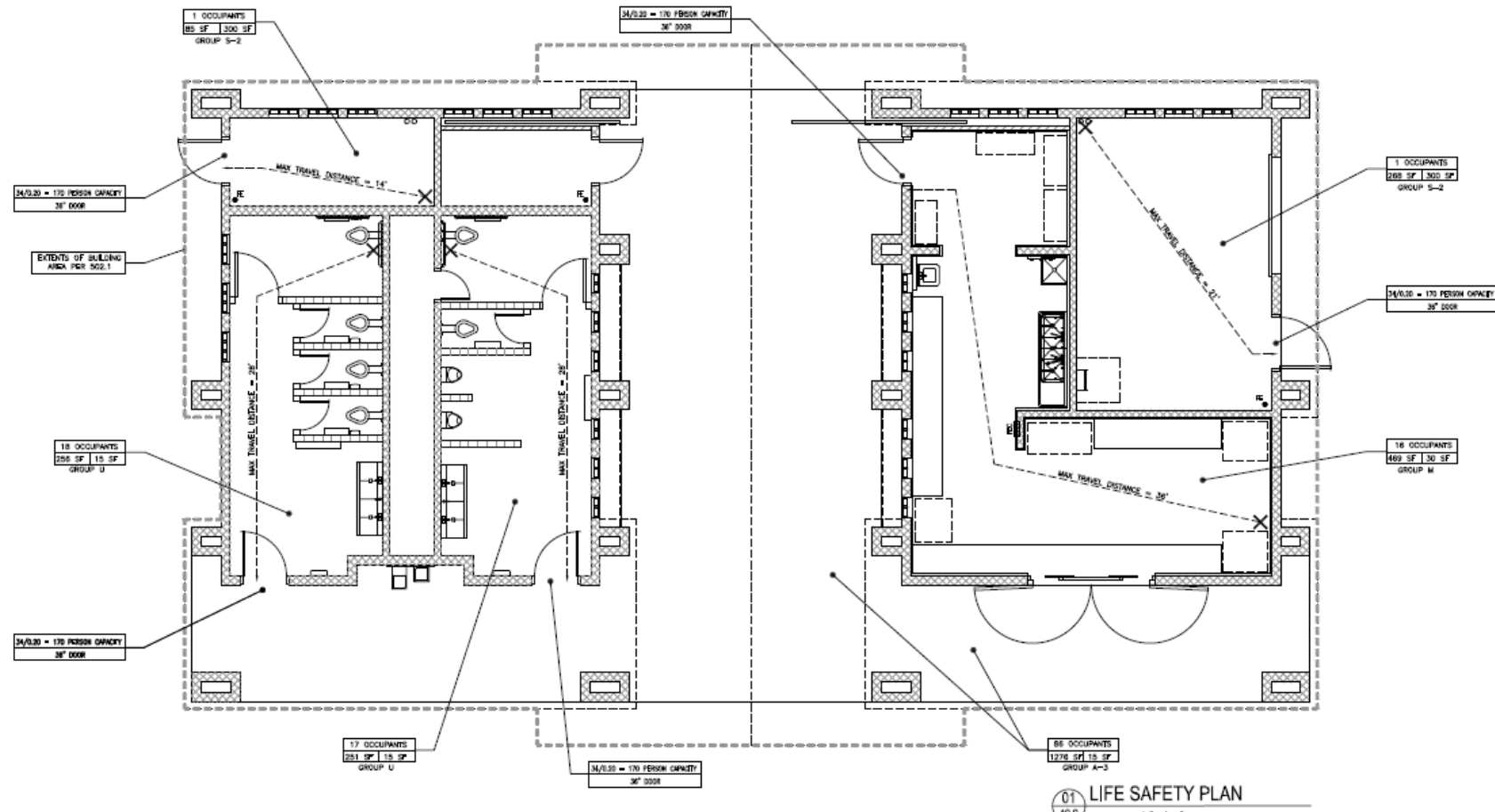
Questions from City Council Meeting - April 24, 2018

- Additional options for restrooms / concession
- Unit comparison to other options
- Consideration of space for electrical components
- Assumption for number of restroom units
- Net cost between options
- Funding update

G. Roland Vela Soccer Complex

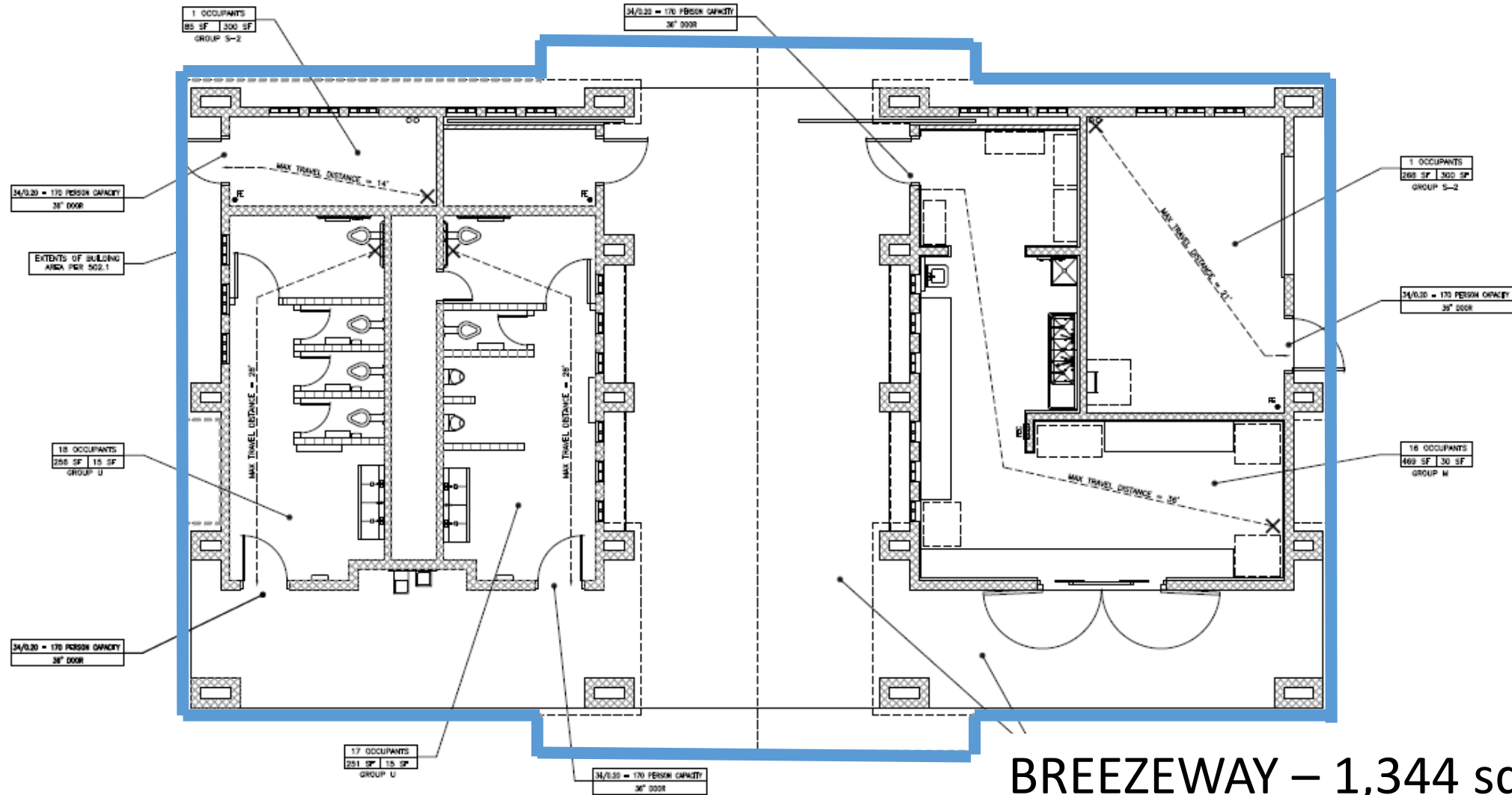


G. Roland Vela Soccer Complex

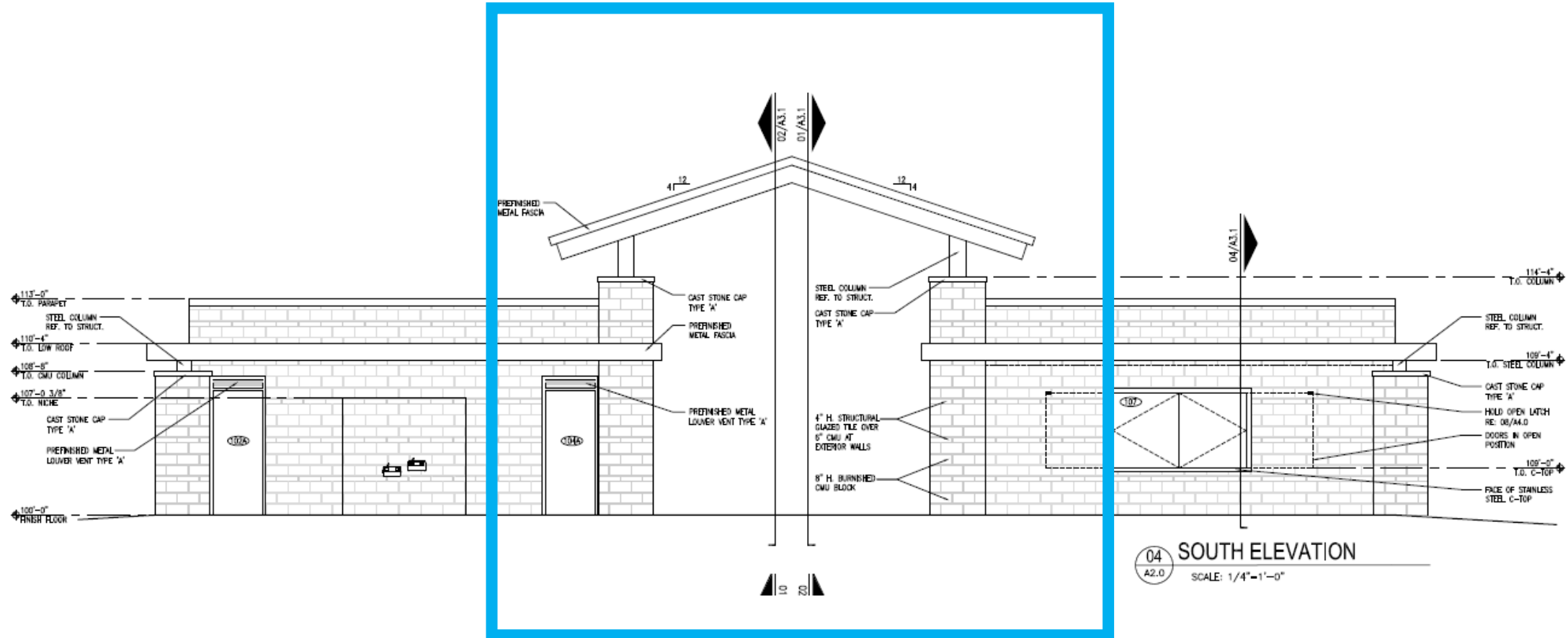


RESTROOM – 978 sq. ft. CONCESSION – 978 sq. ft.

G. Roland Vela Soccer Complex - Breezeway

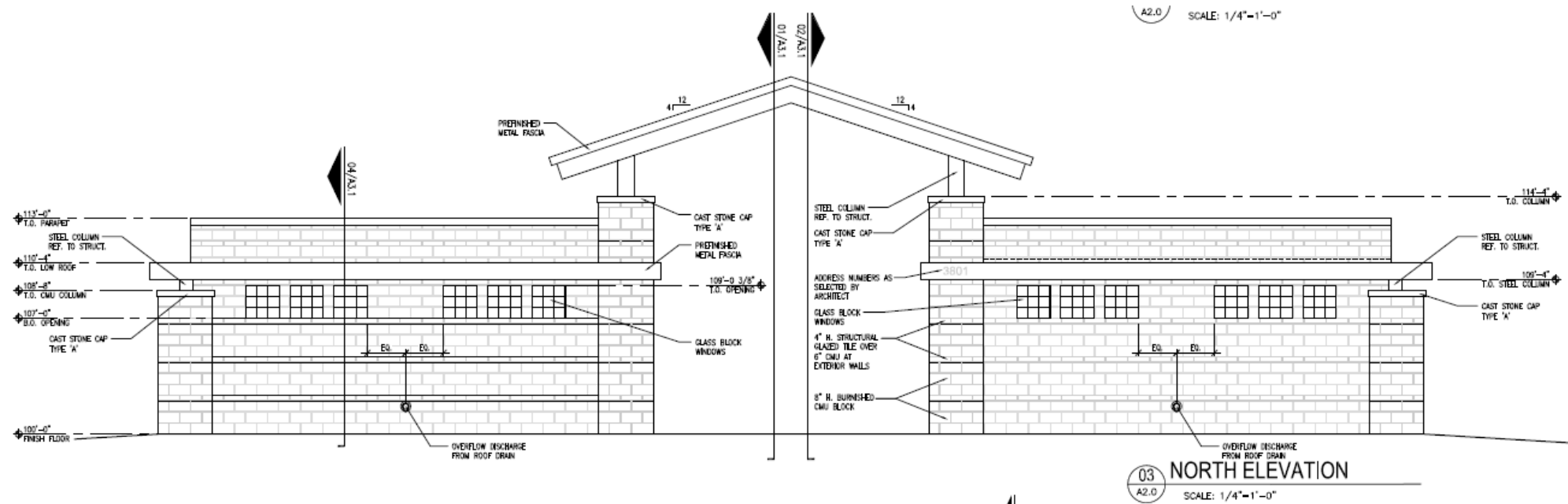


G. Roland Vela Soccer Complex - Breezeway



BREEZEWAY – 1,344 sq. ft.

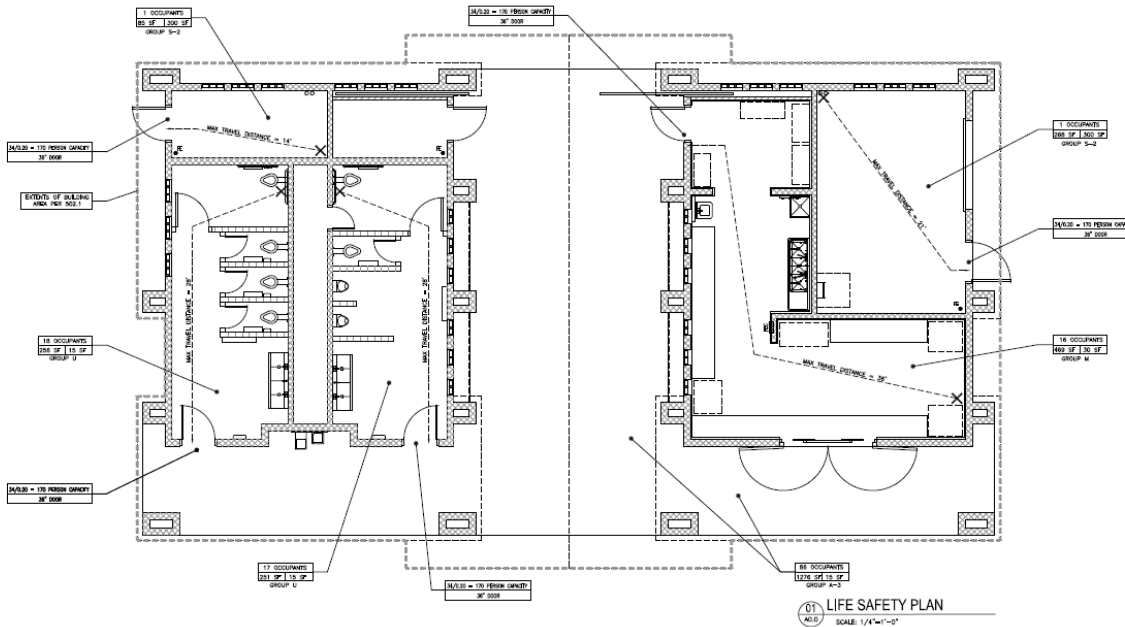
G. Roland Vela Soccer Complex



TOTAL SQUARE FOOTAGE- 3,300

Cost per square foot = \$269.62

OPTION 1 – Proceed as Designed



RESTROOM – 978 sq. ft.
CONCESSION – 978 sq. ft.
BREEZEWAY – 1,344 sq. ft.

- Move forward with North Rock Construction contract
- Deadline for bid: May 18
- Serves as a gateway /control point into fields

OPTION 1 Proceed as Designed

Slab on Grade	\$48,495.00
Masonry	\$271,555.06
Metals	\$64,385.48
Woods, Plastics and Composites	\$91,487.40
Thermal and Moisture Protection	\$107,343.88
Openings	\$29,985.14
Finishes	\$59,058.69
Specialties	\$7,690.92
Equipment/Appliances	\$12,035.79
Plumbing	\$129,943.08
HVAC	\$17,633.10
Exterior Improvements	\$3,881.50
Electrical	\$46,250.96
TOTAL COST	\$889,746.00

- Restroom, concession and breezeway
- Total – 3,300 sq. ft.
- Cost per square foot = \$269.62

Restroom-Concession Bids (Jan 2018)

<u>January 2018</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
Restroom/ Concession	\$889,746	\$250,000	\$799,587	\$900,982	\$688,000	\$916,000
Average Cost Square Foot	\$269.62	\$75.75	\$242.30	\$273.02	\$208.02	\$277.58
TOTAL BID	\$5,692,727	\$5,836,977	\$7,343,665	\$7,417,582	\$7,034,091	\$7,063,781

Average square foot = \$254.20

Bid #2 – Did not include in average scoring

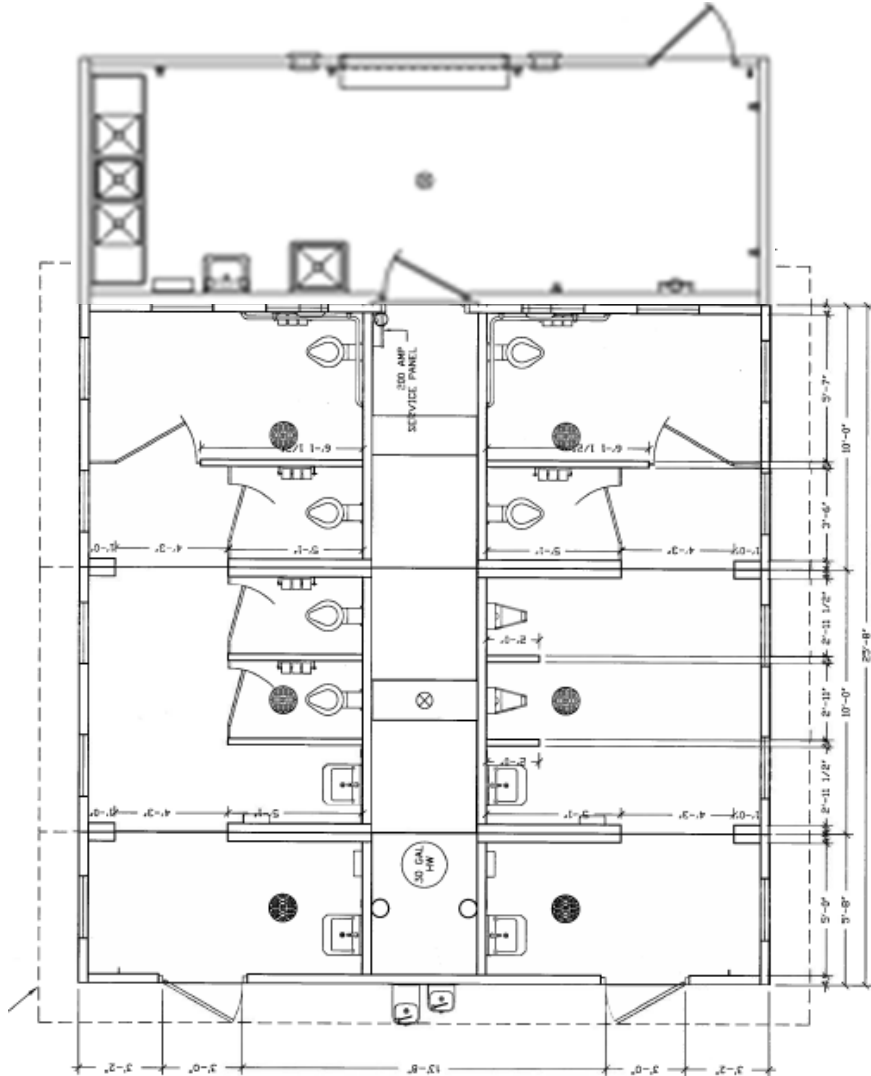
Current bid expires May 18, 2018

OPTION 2 – Redesign the Facility



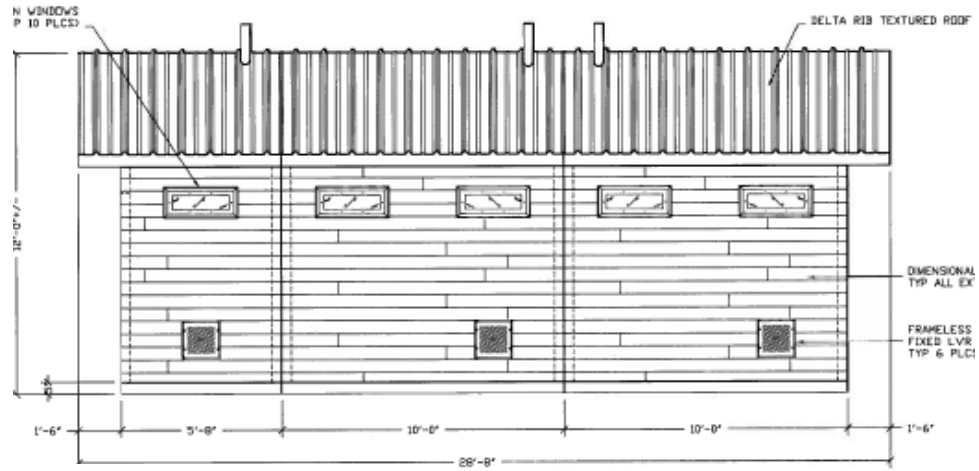
- Remove concession and breezeway
- Redesign the position
- Amend contract with Dunaway and Associates
- Cost to build restroom = \$530,646

OPTION 3 – Prefabricated Structure #1

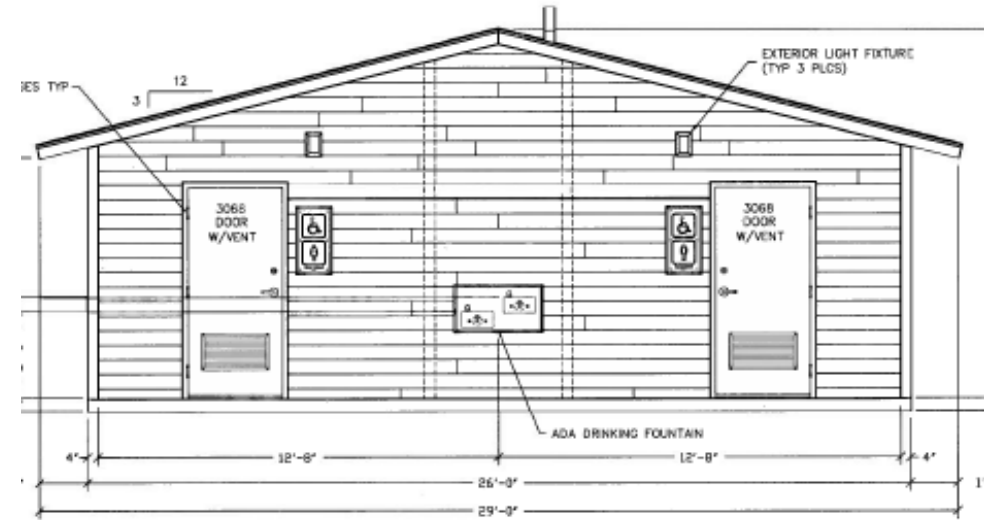


- Prefabricated structure
- Restroom / concession only
- Total of 8 units
- Total = 1,030 sq. ft.
- Cost = \$398,000
- \$386.41 per sq. ft.
- Redesign cost = \$13,000
- Add storage cube
- Add utilities box

OPTION 3 – Prefabricated Structure #1

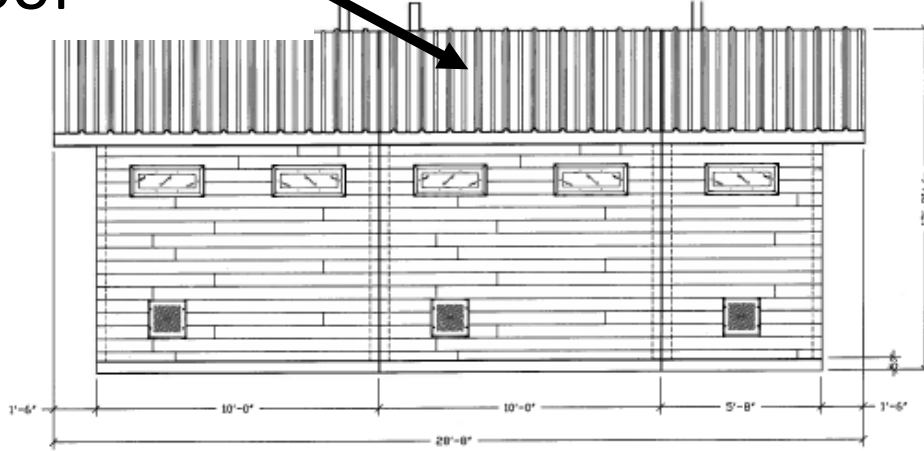
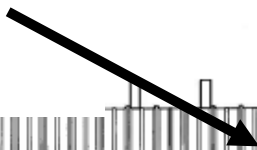


RH SIDE ELEVATION

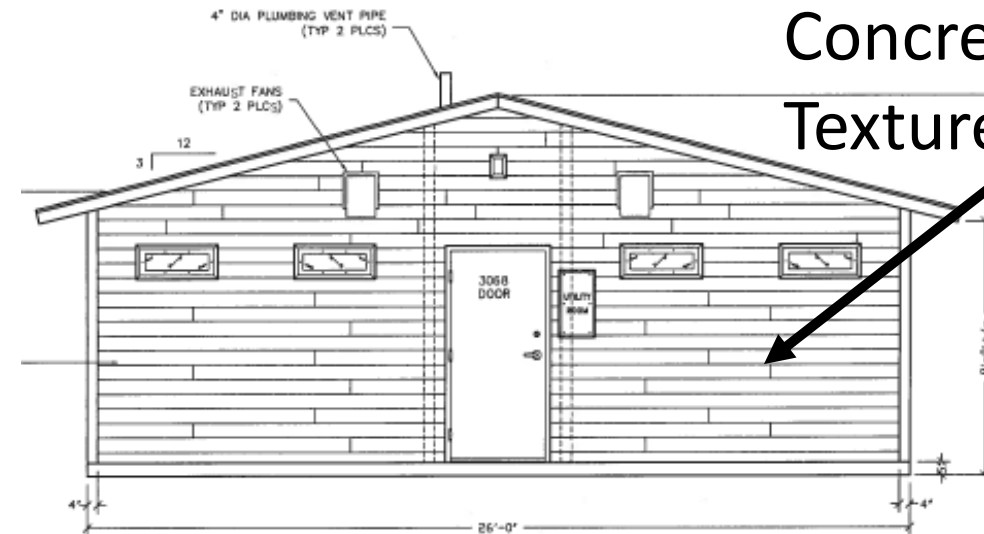


FRONT ELEVATION

Concrete
Roof

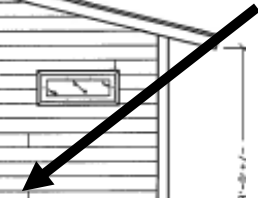


LH SIDE ELEVATION



REAR ELEVATION

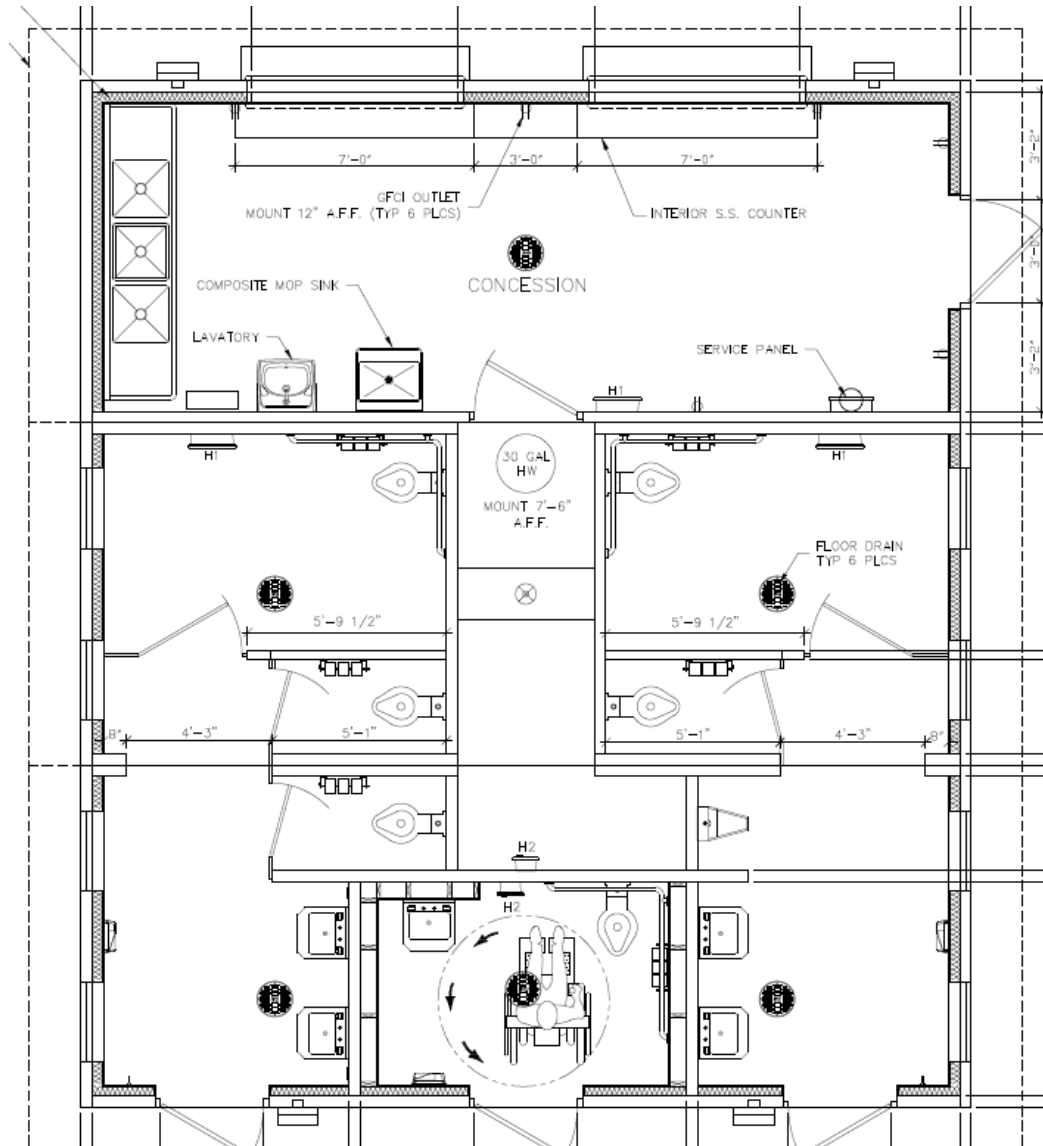
Concrete
Textured Walls



OPTION 3 – Prefabricated Structure #1

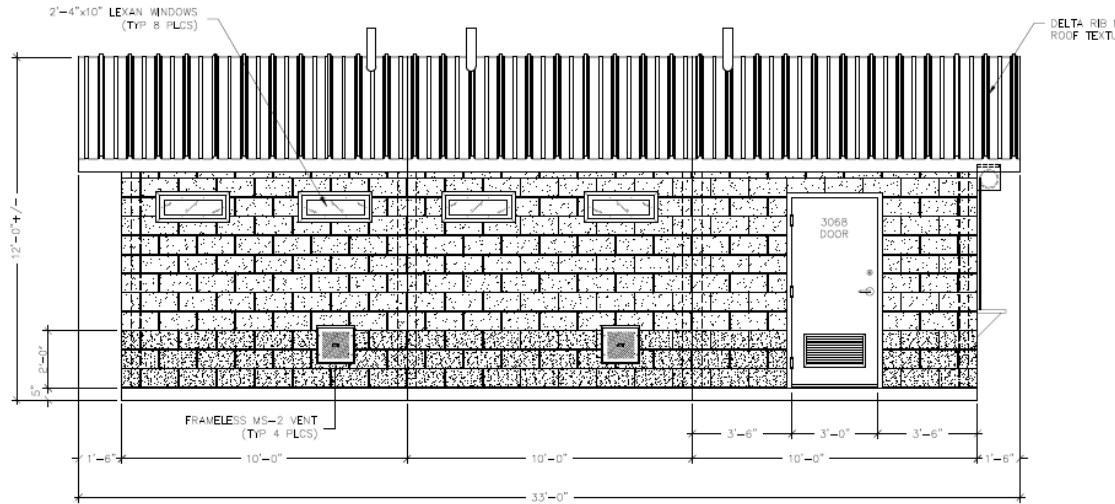


OPTION 4 – Prefabricated Structure #2

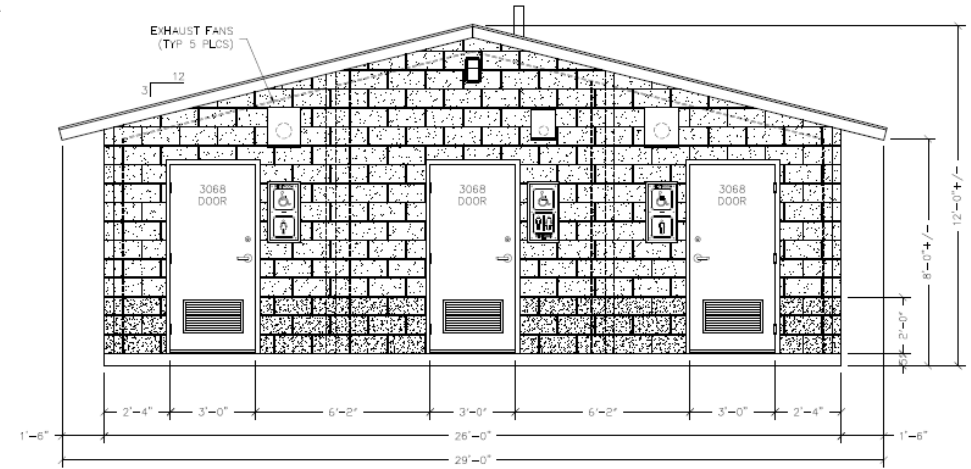


- Prefabricated structure
- Restroom / concession only
- Total of 7 units
- Total = 780 sq. ft.
- Cost = \$349,000
- \$447.44 per sq. ft.
- Redesign cost = \$13,000
- Add storage cube
- Add utilities box

OPTION 4 – Prefabricated Structure #2

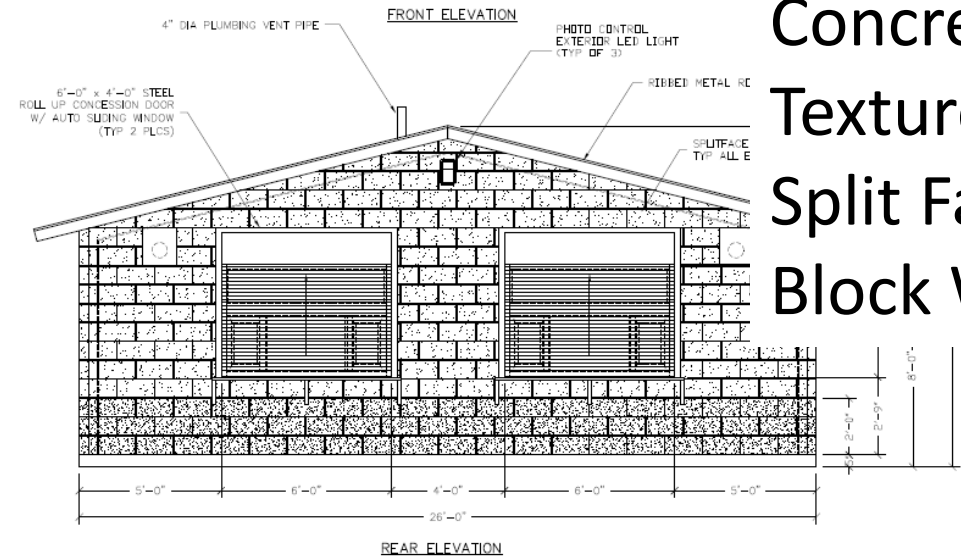
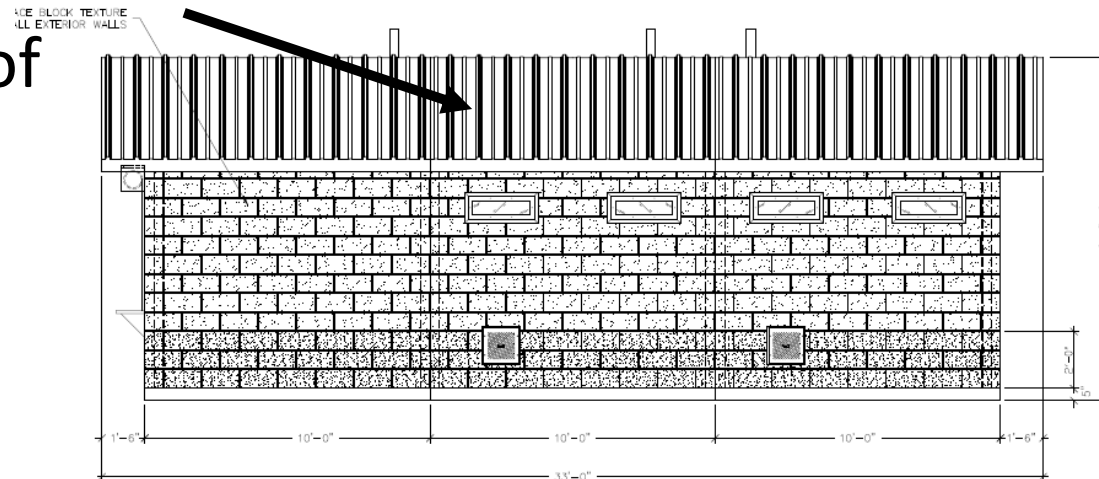


RH SIDE ELEVATION



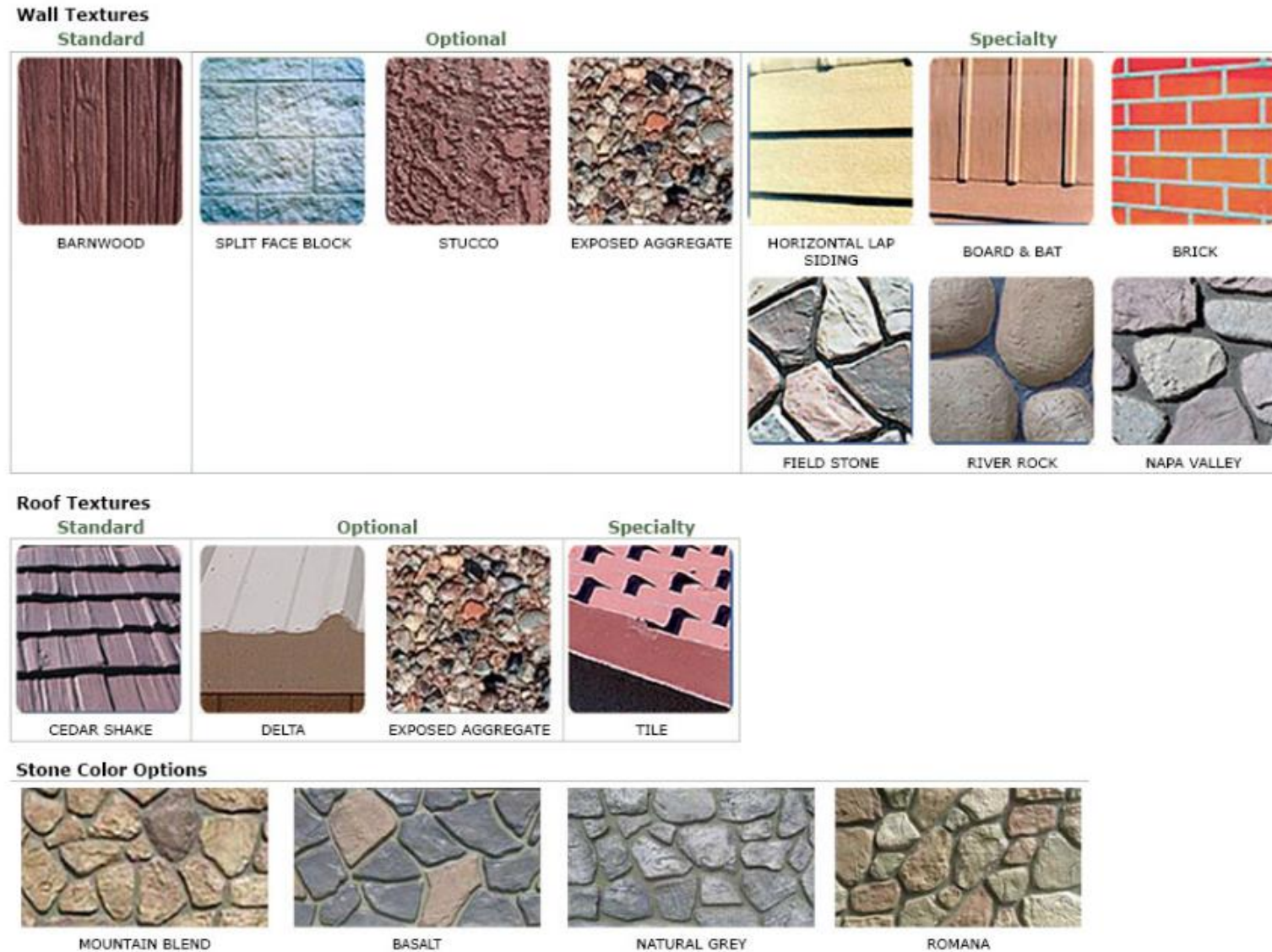
FRONT ELEVATION

Concrete
Roof



Concrete
Textured
Split Face
Block Walls

OPTION 4 – Prefabricated Structure #2



Appropriate Number of Restrooms?

Assumptions

- International Business Code – Amusement Park
- No set standard for athletic fields
- 4 fields = 8 teams = 16+ teams on property at times
- 16+ teams = 240 minimum players
- 240 players x 1.5 family members = 360 total
- Men 1 unit per 75 / Women 1 unit per 40
- Men @ 180 = 3 units
- Women @ 180 = 5 units

Restroom & Concession Options Summary

<u>Options</u>		<u>Model</u>	<u>Units</u>	<u>Building Cost</u>	<u>Redesign Fee</u>	<u>Storage Cube</u>	<u>Utilities Box</u>	<u>Additional Flat Work</u>	<u>Rough In Infrastructure</u>	<u>Total Building Cost</u>	<u>Total Project Cost</u>	<u>Total Building Sq Ft</u>	<u>Cost per Sq. Ft.</u>
Option	1	As Currently Designed	8	\$889,746	\$0	\$0	\$0	\$0	\$0	\$889,746	\$5,692,727	3,300	\$269.62
Option	2	Modified Current Design	8	\$517,646	\$13,000	\$0	\$0	\$0	\$0	\$530,646	\$5,333,627	978	\$542.58
Option	3	Prefabricated #1	8	\$270,000	\$13,000	\$3,000	\$30,000	\$12,000	\$70,000	\$398,000	\$5,200,981	1,030	\$386.41
Option	4	Prefabricated #2	7	\$230,000	\$13,000	\$3,000	\$30,000	\$13,000	\$60,000	\$349,000	\$5,152,981	780	\$447.44
								*Cost per sq ft is "Total Building Cost" / "Total Building Sq Ft"					

Total Funding Summary

Vela Funding (April 2018)		
2014 GOs		\$1,333,000
CO's		\$10,663
Dev Aid in Const		\$110,183
CIP Savings		\$212,290
Parks Gas Wells		\$698,072
Park Development Trust		\$355,661
General Fund		<u>\$575,000</u>
Subtotal – Existing Funding		\$1,961,869
General Fund		\$2,190,291
CIP Savings		<u>\$514,840</u>
Subtotal – New Funding		\$2,705,131
Grand Total		\$6,000,000

- Current bid expires May 18, 2018
- Grand Total includes:
 - Total Project Cost of construction (Slide 19)
 - Project management by Freese and Nichols \$188,909

Discussion & Direction

Gary Packan
Director of Parks and Recreation
Gary.Packan@cityofdenton.com
(940) 349-7460

